

023.0

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0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card /

Total Parcel

834,500 /

834,500

USE VALUE:

834,500 /

834,500

ASSESSED:

834,500 /

834,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		TEEL ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BERCZUK STEPHEN PAUL	
Owner 2:	BERCZUK MELISSA S	
Owner 3:		

Street 1:	40 TEEL ST
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	BERCZUK STEPHEN PAUL -
Owner 2:	-
Street 1:	40 TEEL ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	

NARRATIVE DESCRIPTION	
This parcel contains 5,375 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Wood Shingle Exterior and 2127 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Item	Code
Description	
Z	R1
SINGLE FA	100
water	
o	
Sewer	
n	
Electri	
Census:	
Flood Haz:	
D	
Topo	1
s	
Street	
t	
Gas:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5375		Sq. Ft.	Site		0	80.	1.08	1									465,002						465,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
101							14629
5375.000							GIS Ref
369,500							GIS Ref
465,000							Insp Date
834,500							08/11/17
Entered Lot Size							
Total Land:							
Land Unit Type:							

PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	369,300	0	5,375.	465,000	834,300	834,300	Year End Roll	12/18/2019
2019	101	FV	276,700	0	5,375.	494,100	770,800	770,800	Year End Roll	1/3/2019
2018	101	FV	276,700	0	5,375.	360,400	637,100	637,100	Year End Roll	12/20/2017
2017	101	FV	276,100	0	5,375.	313,900	590,000	590,000	Year End Roll	1/3/2017
2016	101	FV	276,100	0	5,375.	267,400	543,500	543,500	Year End	1/4/2016
2015	101	FV	260,800	0	5,375.	261,600	522,400	522,400	Year End Roll	12/11/2014
2014	101	FV	260,800	0	5,375.	215,100	475,900	475,900	Year End Roll	12/16/2013
2013	101	FV	260,800	0	5,375.	204,600	465,400	465,400		12/13/2012

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
BERCZUK STEPHEN	46259-238	10/12/2005	Family
BERCZUK STEPHEN	32622-287	4/3/2001	Family
	25002-467	11/18/1994	
			175,700
			No
			Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2018	1231	Heat App	14,348	C				
9/18/2017	1210	New Wind	6,700	C				
5/27/2016	685	Redo Bas	15,420					finish room in bas
9/12/2012	1153	Manual	14,148	C				
5/4/2006	340	Addition	200,000			G7	GR FY07	REPLACE SHED ADD W

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Total Card / Total Parcel
834,500 / 834,500
834,500 / 834,500
834,500 / 834,500



!1849!

PRINT

Date

Time

12/10/20

17:24:24

LAST REV

Date

Time

09/17/18

10:22:13

danam

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 15 - Old Style		Full Bath: 1	Rating: Good	A Bath: 1	Rating: Very Good	SCUTTLE HOLE.								SFL 9	SFL 12	9	SFL 12										
Sty Ht: 2 - 2 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																						
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																						
Foundation: 3 - BrickorStone		OthrFix:	Rating:																								
Frame: 1 - Wood		OTHER FEATURES				RESIDENTIAL GRID								SFL 11		11											
Prime Wall: 1 - Wood Shingle		Kits: 1	Rating: Good	1st Res Grid	Desc: Line 1	# Units: 1																					
Sec Wall:	%	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O																						
Roof Struct: 5 - Mansard		Fpl:	Rating:	Other																							
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Upper																							
Color: GREEN						Lvl 2																					
View / Desir:						Lvl 1																					
GENERAL INFORMATION				CONDOS INFORMATION				Lower				24								2							
Grade: C - Average						Totals	RMS: 7	BRs: 3	Baths: 1	HB	30								3	11	FFL BMT						
Year Blt: 1890	Eff Yr Blt:										30								17								
Alt LUC:	Alt %:										30																
Jurisdct:	Fact: .										30																
Const Mod:											30																
Lump Sum Adj:											30																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN				SUB AREA				SUB AREA DETAIL							
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Functional:				No Unit	RMS	BRS	FL																
Prim Int Wall: 2 - Plaster				Economic:				1	7	3																	
Sec Int Wall:	%			Special:																							
Partition: T - Typical				Override:																							
Prim Floors: 3 - Hardwood			Total: 18.6 %																								
Sec Floors:	%																										
Bsmnt Flr: 12 - Concrete																											
Subfloor:																											
Bsmnt Gar:																											
Electric: 3 - Typical																											
Insulation: 2 - Typical																											
Int vs Ext: S																											
Heat Fuel: 2 - Gas																											
Heat Type: 3 - Forced H/W																											
# Heat Sys: 1																											
% Heated: 100		% AC:																									
Solar HW: NO		Central Vac: NO																									
% Com Wall		% Sprinkled:																									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 023.0-0001-0005.0												IMAGE											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
2	Frame Shed	D	Y	14X5	A	AV	2006		0.00	T	10.4	101															
More: N				Total Yard Items:				Total Special Features:				Total:												AssessPro Patriot Properties, Inc			